175.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,038,900 / 1,038,900
					USE VALUE:	1,038,900 / 1,038,900
					ASSESSED:	1,038,900 / 1,038,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ORTONA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOGULU SERDAR YUSEF
Owner 2:	AKYURTHA ALKIM
Owner 3:	
Street 1:	2 ORTONA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JBJ GROUP LLC -
Owner 2:	-
Street 1:	56 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,370 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Copm. Clap Exterior and 2990 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6370.000	611,100		427,800	1,038,900
Total Card	0.146	611,100		427,800	1,038,900
Total Parcel	0.146	611,100		427,800	1,038,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.41 | /Parcel: 347.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 116975
GIS Ref:
GIS Ref:
Insp Date: 02/10/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	697,600	0	6,370.	427,800	1,125,400	1,125,400	Year End Roll	12/18/2019
2019	101	FV	527,700	0	6,370.	421,700	949,400	949,400	Year End Roll	1/3/2019
2018	101	FV	527,700	0	6,370.	323,900	851,600	851,600	Year End Roll	12/20/2017
2017	101	FV	527,700	0	6,370.	305,600	833,300	833,300	Year End Roll	1/3/2017
2016	101	FV	527,700	0	6,370.	281,100	808,800	808,800	Year End	1/4/2016
2015	101	FV	515,300	0	6,370.	262,800	778,100	778,100	Year End Roll	12/11/2014
2014	101	FV	515,300	0	6,370.	242,000	757,300	757,300	Year End Roll	12/16/2013
2013	101	FV	515,300	0	6,370.	242,000	757,300	757,300		12/13/2012

!13619!

PRINT

Date	Time
12/11/20	03:32:52

LAST REV

Date	Time
02/21/20	09:50:19

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13619

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JBJ GROUP LLC	52003-167		12/23/2008		776,500	No	No		
MC CUSKER TIMOT	50928-117		3/24/2008	Change>Sale	350,000	No	No		
	12405-057		3/30/1973		37,000	No	No		N

USER DEFINED

Prior Id # 1:	116975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2008	482	Addition	200,000	C		G10	GR FY10	ADD 2ND FLR, RENO

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2020	Inspected	PT	Paul T
12/16/2008	Entry Denied	345	PATRIOT
12/16/2008	Measured	345	PATRIOT
3/8/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	243	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6370		Sq. Ft.	Site		0	70.	0.96	6									427,770						427,800	

Total AC/HA: 0.14624 | Total SF/SM: 6370 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,770 | Spl Credit | Total: 427,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10971975
Const Adj.:	0.97990203
Adj $ / SQ:	135.927
Other Features:	121049
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685143
Depreciation:	73995
Depreciated Total:	611147

COMMENTS

SINK IN BMT. WIP CHECK 7/1/2009..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

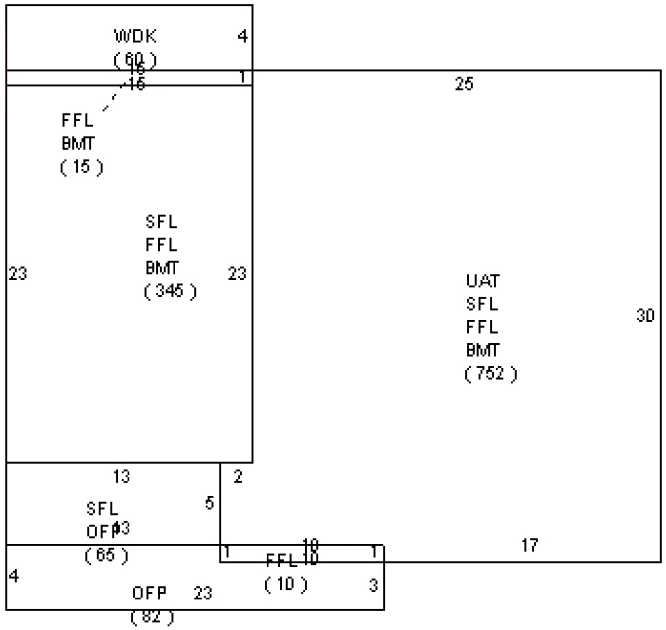
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.78
Special Features:	0	Val/Su Net:	161.20
Final Total:	611100	Val/Su SzAd	267.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,162	135.930	157,947
FFL	First Floor	1,122	135.930	152,510
BMT	Basement	1,112	56.070	62,350
UAT	Upper Attic	188	86.990	16,355
OFP	Open Porch	147	27.170	3,994
WDK	Deck	60	15.680	941

Net Sketched Area:	3,791			Total:	394,097
Size Ad	2284	Gross Are	4355	FinArea	2990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	